

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 19, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1976, at 7:30 p.m., in the Council Chamber for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Cowie, Harcourt, Kennedy,
Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Boyce

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Fairview Slopes Rezoning

A rezoning application has been received from the Director of Planning as follows:

LOCATION: FAIRVIEW SLOPES - In the area bounded by Hemlock Street, West 8th Avenue, Ash Street and West 6th Avenue be rezoned as follows:

- A. To Establish A New District Schedule To Be Known And Described As (FM-1) FAIRVIEW MULTIPLE DWELLING DISTRICT.

The intent of the new District Schedule is to enhance the small scale residential character by permitting new low profile residential development and some compatible commercial development.

- B. To rezone the area generally bounded by Hemlock Street, West 8th Avenue, Ash Street and West 6th Avenue from (CRM-2) and (CRM-3) Commercial/Multiple Dwelling Districts to (FM-1) Fairview Multiple Dwelling District.
- C. To repeal the (CRM-2) and (CRM-3) Commercial/Multiple Dwelling Districts from the Zoning and Development By-Law No. 3575.
- D. Amend the Sign By-Law No. 4810 to provide sign regulations for the new District Schedule (FM-1) Fairview Multiple Dwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission. The Vancouver City Planning Commission further recommended that the Fairview Slopes be included under the jurisdiction of the Development Permit Board.

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Fairview Slopes Rezoning (cont'd)

The Director of Planning further recommended the following amendments to the Draft (FM-1) Fairview Multiple Dwelling District:

1. Subsection C of Section 1 of Schedule A is amended by deleting the words "June 18, 1956" in the second line and substituting the words "December 1, 1973" in lieu thereof.
2. Clause (c) of Section 2 of Schedule A is amended by deleting the words "June 18, 1956" in the seventh line and substituting the words "December 1, 1973" in lieu thereof.

Further recommended that the word "residential" be inserted immediately before the word "buildings" in the sixth line of Clause (c) of Section 2 of Schedule A.

3. Section 2 and Section 3 of Schedule A is amended by deleting the words "Director of Planning" where they appear and substituting in lieu thereof the words "Development Permit Board."

The Chairman called for speakers for or against the application and the following addressed Council on the matter:

- Mr. W. L. Warner, representing Dueck Motors, noted that Block 312, the block owned by Dueck Motors, is the only block in the proposed rezoning that is wholly under one ownership and therefore should be given special consideration. He suggested that Block 312 should have a comprehensive integrated plan that would provide a transition from commercial to residential for the whole development. He requested the block be zoned CD-1 until they can bring forward a plan to a Special Public Hearing.

Mr. Warner's attention was drawn to the section of the proposed by-law wherein it states that the Director of Planning in the exercising of his discretion, may make judgements and decisions on developments proposed within the context of the (FM-1) District schedule. Therefore, Dueck Motors could apply for CD-1 zoning on this block.

- Mr. W. Werner, owner of 1099 and 1101 West 8th Avenue, questioned proposed development of his property and was advised that the property could remain in its existing state, but any changes would have to conform to the by-law.
- Mr. Ron Sterne, Chairman of the Fairview Planning Committee, spoke in support of the proposed rezoning.
- Mr. W. Vogel, Canbase Productions, stated that he assumes the recording studio complies with the by-law, and therefore he supported the plan.
- Mr. T. Heyerdahl questioned whether any existing residential building would have to be brought up to the National Building Code if the use was changed to 50% commercial. He was advised that any change in use would require that the building be brought up to all Building Code standards. However, the Building Board of Appeal has indicated it would give favourable consideration to residential buildings on the Slopes which convert to commercial use.
- Ms. M. Currie, Fairview Planning Committee, requested that the guidelines be amended to 100% where it states that 50% commercial be allowed in the restoration of existing residential structures.

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Fairview Slopes Rezoning (Cont'd)

- Ms. J. Richardson also requested 100% commercial for existing houses when adjacent to commercial areas.

MOVED by Ald. Rankin,
THAT the rezoning of Fairview Slopes in the area bounded by Hemlock Street, West 8th Avenue, Ash Street and West 6th Avenue be approved as amended by the Director of Planning.
- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.
- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services to instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:30 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 19, 1976, adopted on October 26, 1976.

A. Phillips
MAYOR

B. N. Little
CITY CLERK